

Topic Group—Where to Grow?

October 11, 2000

The citizens discussed the urban growth boundary. They believed that if no expansion of the boundary is going to occur, then urban density must be enforced. They believed urban dwellers must understand and accept their responsibility to absorb the bulk of the growth. They also discussed the importance of protecting the quality of rural life and how that could be done. Notes from the discussion follow.

Attendees:

Dean G. Sagui, Concerned Citizen
Debbie Elven, C-TRAN
Ken Hadley, Clark County realtor
Peg Wills, OWL and Friends of Clark County
Cathy Steiger, Concerned Citizen
Brian T. McCune, Concerned Citizen

DISCUSSION NOTES

- Develop future retail centers to be more accessible by walking, close to residences
- Preserve quality of rural life
 - Natural resources protection
 - Lower population density
- Transportation structure should precede development
- Can we limit building permit numbers?
- Putting growth in centralized areas makes the most sense.
 - Emphasize areas where service capacity exists
- Comprehensive plan ought to preserve “naturally occurring” wetlands, protect water quality, maintain forests
- If you’re not going to move the UGB boundary, then urban density will have to be strictly enforced.
- Urban density needs to be a focus regardless of UGB change
- Promote higher density in more attractive ways, like area around MKC
- Change zoning rules so that developers can do this (promote higher density in more attractive ways)
- Use Neo-traditional design—alleys, porches, etc. for a more livable density
- Remove constraints to this (neo-traditional) style of development
- Look at developing to make accommodations for an aging population
 - 1 floor
 - Smaller lots
 - Pedestrian friendly
 - Sidewalks
 - Close to shopping
- Allow families to sub-divide to keep family together (allowed to build “hard frame”)
- Family compounds should be allowed
- Don’t restrict “hardship” to mobile homes
- Allow “granny flats” in rural area—accessory dwellings

- Allow flexibility to make site specific decisions before the next five year review.
- General public should compensate for resource protection
- County should buy development rights—conservation easements (i.e. use conservation futures)
- Maintain rare, unique, natural habitats